



Flat 4, Regency Court, 121-123 Newton Drive

Blackpool

Offers Over £140,000

Flat 4

Regency Court, Blackpool

Nestled in a sought-after location with easy access to local amenities, transport links, and the picturesque Stanley Park, this 2nd-floor, 2-bedroom flat exudes both convenience and charm. A Communal Hallway warmly welcomes you, leading to the Flat Entrance where you'll discover a meticulously designed layout. The hallway gracefully connects to Bedroom 1, boasting an En-suite for added privacy, Bedroom 2, a stylish bathroom, a beautifully presented Kitchen complete with integrated appliances, including a washer/dryer, an Elegant Lounge for relaxation, and a Modern Dining Room perfect for hosting gatherings. Step outside onto the Private Balcony to enjoy some fresh air, or park your vehicle worry-free in the allocated parking space. Additional storage and convenience await in the form of a large Garage with electrics. To unwind amidst lush greenery, venture to the serene Communal Gardens situated at the rear of the flats.

Beyond the confines of this captivating abode lies a tranquil oasis awaiting your exploration. The large communal garden at the rear of the flat offers a serene setting ideal for leisurely strolls or peaceful moments of reflection. The property includes a sizeable garage equipped with convenient electric doors and lighting, ensuring both security and ease of access for your vehicles or storage needs. Discover a seamless blend of modern convenience and natural tranquillity in this delightful property, perfectly poised to cater to your every need and desire.

Council Tax band: D

Tenure: Leasehold

- 2nd Floor 2 Bedroom Flat in a sought after location close to local amenities, transport links and in close proximity of Stanley Park
- The Communal Hallway leads to the Flat Entrance
- The Hallway leads to Bedroom 1 with an En-suite, Bedroom 2, Bathroom, Beautifully Presented Kitchen with integrated appliances (washer/dryer), The Elegant Lounge and Modern Dining Room
- Private Balcony
- Allocated Parking Space
- Large Garage with Electrics
- Communal Gardens to the rear of the flats





Communal Hallway
34' 5" x 4' 11" (10.48m x 1.49m)

Hallway
12' 11" x 3' 2" (3.93m x 0.96m)

Bedroom 1
10' 0" x 14' 4" (3.05m x 4.37m)

En-suite
6' 9" x 4' 1" (2.07m x 1.25m)

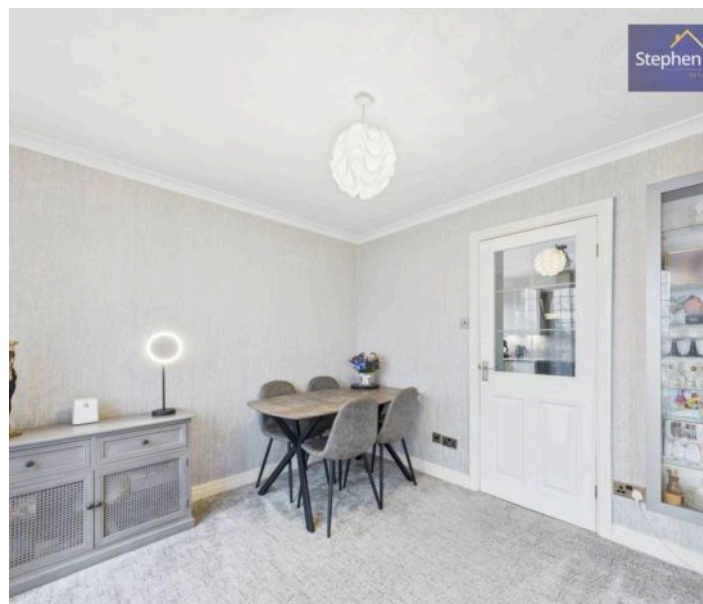
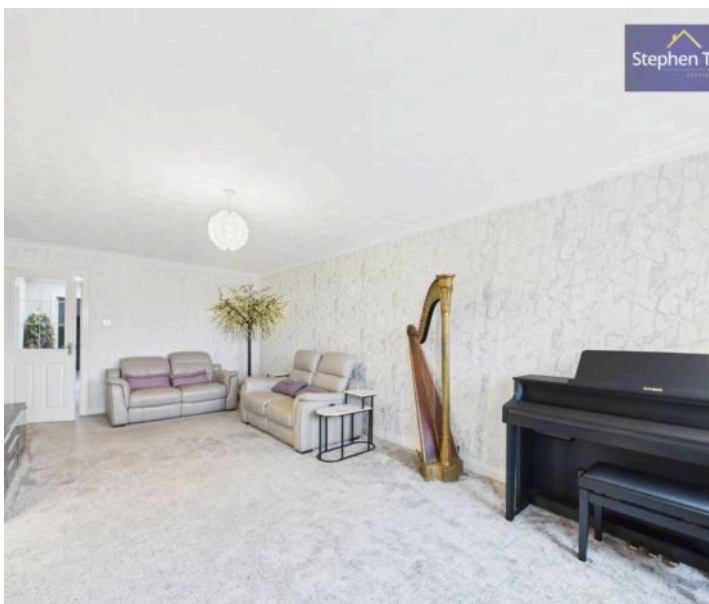
Bedroom 2
9' 6" x 9' 9" (2.89m x 2.98m)

Bathroom
8' 0" x 7' 10" (2.45m x 2.40m)

Kitchen
12' 1" x 10' 8" (3.69m x 3.26m)

Lounge
21' 4" x 11' 6" (6.51m x 3.50m)

Dining Room
9' 5" x 9' 11" (2.86m x 3.01m)





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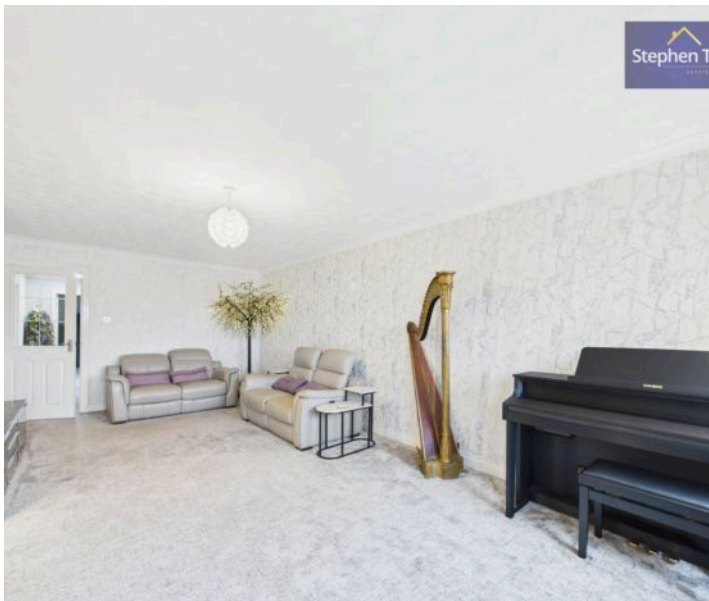
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Lounge

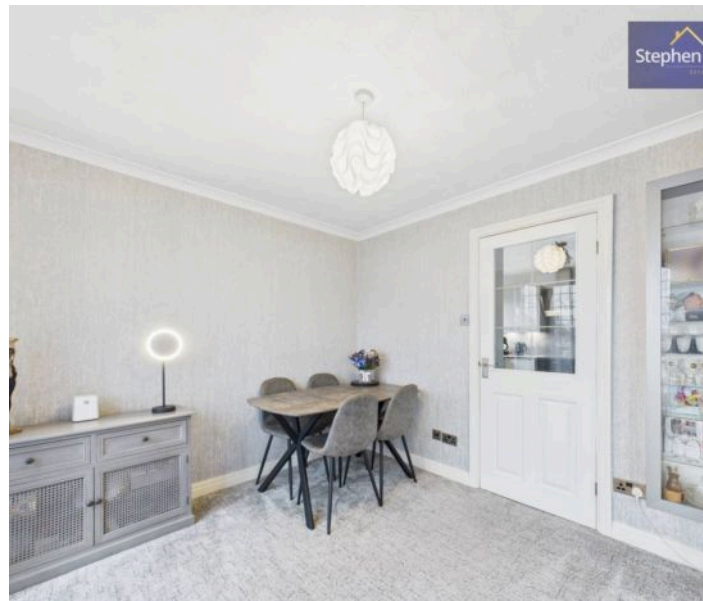
21' 4" x 11' 6" (6.51m x 3.50m)

Dining Room

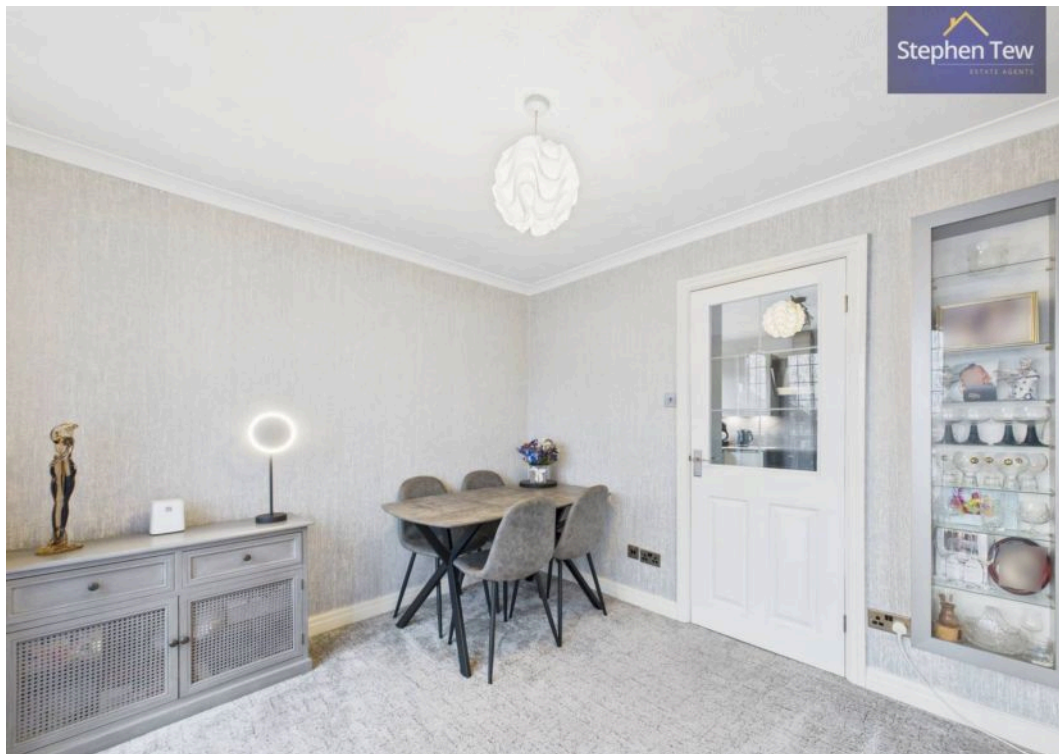
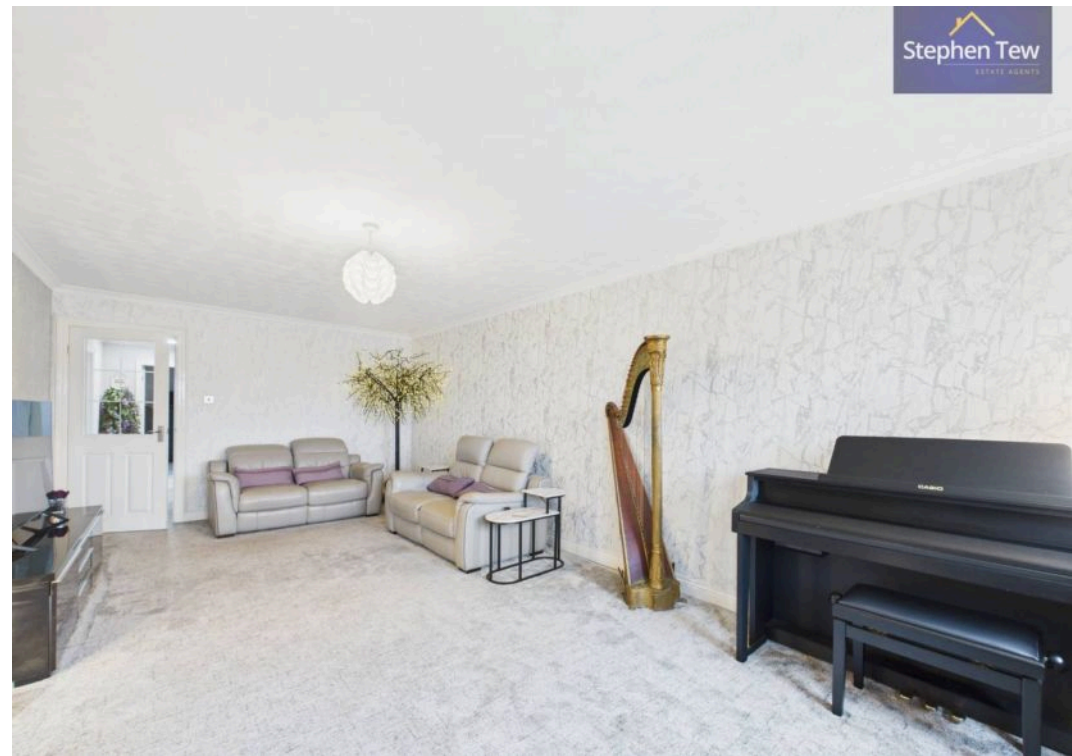
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BALCONY

COMMUNAL GARDEN

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Large communal garden to the rear of the flats.

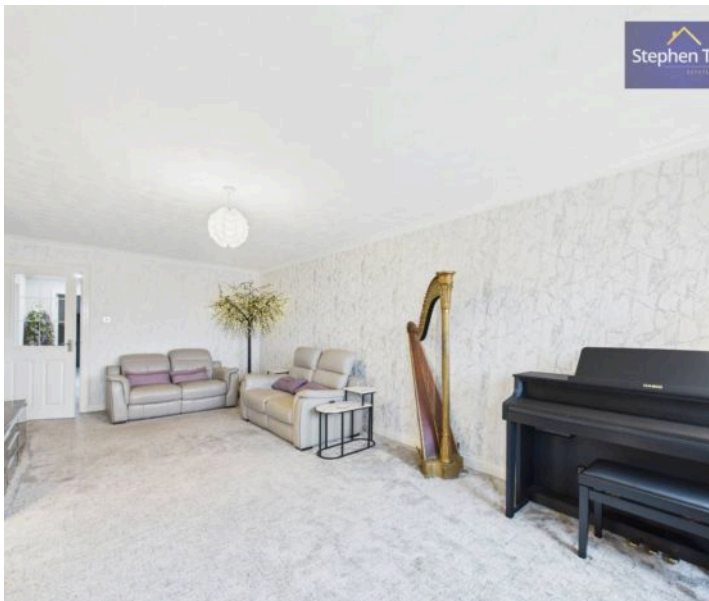
ALLOCATED PARKING

1 Parking Space

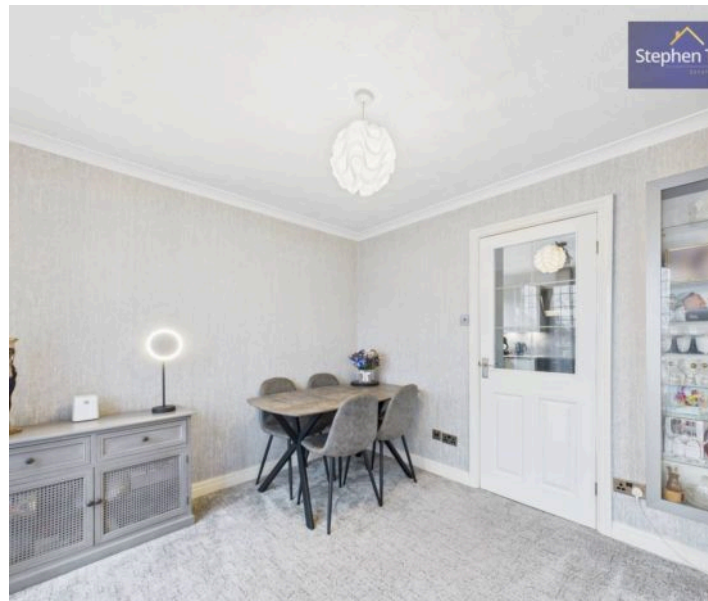
GARAGE

Single Garage

Large garage with electric doors and lighting.



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Approximate total area⁽¹⁾

1049 ft²
97.4 m²

Balconies and terraces

40 ft²
3.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRAFT 360



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